

REQUEST FOR AN USE VARIANCE AT 3001 SHERMAN AVENUE NW

VARIANCE REQUEST UNDER THE PROVISIONS OF DCMR TITLE 11, SECTION 333.5

TO OPERATE A GROCERY/DELICATESSEN (PREPARED FOOD SHOP)

WITH OUTDOOR CAFÉ SEATING

IN A NONCONFORMING GROCERY STORE IN A R-4 ZONE

TO

OFFICE OF THE BOARD OF ZONING ADJUSTMENT

441 4TH STREET NW, ROOM 210

WASHINGTON, DC

BURDEN OF PROOF FOR VARIANCE AT 3001 SHERMAN AVENUE NW

HISTORY.

THIS BUSINESS UNDER SEVERAL DIFFERENT OWNERS, HAS OPERATED AS A GROCERY AT THIS LOCATION FOR OVER 50 YEARS.

THE CURRENT OWNER, GIRMA TEKLAB, PURCHASED THE BUILDING AND BUSINESS IN 2003. THE DCRA PROPERTY INFORMATION VERIFICATION SYSTEM DETAIL BELOW ILLUSTRATES PART OF THIS HISTORY.

UNIQUE, HISTORICAL CONVENIENCE WITH NEIGHBORHOOD ENHANCEMENT.

HAVING EXISTED AND OPERATED IN THIS R-4 ZONE AS A NONCONFORMING RETAIL OUTLET, FOR AT LEAST 50 YEARS, IT MUST BE ACKNOWLEDGED THAT, HOWEVER NONCONFORMING, CONTINUED OPERATION AS A GROCERY HAS BEEN ALLOWED/SUPPORTED OVER THE DECADES.

THE VERY FACT OF IT'S CONTINUED EXISTENCE CAN BE SHOWN TO ILLUSTRATE THE NEIGHBORHOOD'S NEED FOR THIS EXCEPTIONAL SERVICE.

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HARDSHIP.

THERE CURRENTLY EXISTS A HARDSHIP.

THE FACILITY BASICALLY EXISTS UNDER THE CLOUD OF AN "ILLEGALITY". THE GRANTING OF THIS VARIANCE REQUEST WOULD GRANT TO THE OPERATION A "COMMUNITY ENHANCING LEGALITY".

THE HARDSHIP RESTS WITH THE HISTORICAL NONCONFORMING MARKET REMAINING STAGNANT AS JUST A MARKET. THE NEIGHBORHOOD CHARACTER HAS CHANGED AND IS DEMANDING GROWTH, NOT IN SIZE, BUT , IN ADDED NEIGHBORHOOD CONVENIENCE.

THE CONVENIENCE OF A NEIGHBORHOOD SANDWICH AND COFFEE SHOP WHERE PEOPLE CAN GATHER IN A SIDEWALK CAFÉ IS GREATLY DESIRED.

CUSTOMERS HAVE SOUGHT AND BY THE ATTACHED PETITIONS, JOIN US IN SEEKING THE BOARDS' GRANTING OF THIS REQUEST.THE ADDITION OF A DELICATESSEN OPERATION WITH MINIMUM INDOOR AND OUTDOOR SEATING WOULD HAVE ONLY A POSITIVE, ENHANCING ASPECT FOR THE COMMUNITY, AND GROCERY.

PETITIONS ILLUSTRATE A MUCH DESIRED NEIGHBORHOOD OASIS.

THE DEVELOPING NATURE OF THE RESIDENTS, AS WELL AS THE RESIDENTS THEMSELVES, POPULATING THE SURROUNDING NEIGHBORHOOD SUPPORT THE CONCEPT OF EXTERIOR CAFÉ SEATING. AND, ANC MEMBERS AND CURRENT CUSTOMERS OF THE EXISTING MARKET ARE CURRENTLY BEING ASKED TO SIGN A PETITION IN SUPPORT OF THE BZA REQUEST FOR THE DELI AND SIDEWALK CAFÉ SEATING (PETITIONS SHALL BE ATTACHED AT GRANTED HEARING, A COPY IS ATTACHED.)

Property Information by Exact Address



DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS

<u>Address</u>	<u>Unit</u>	<u>SSL</u>	<u>Owner</u>	<u>Show Detail</u>
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[Show Detail](#)

Use Code : 042

Exemption Code :

Tax Class :

Tax Rate : 0

Sale Price : \$280,000.00

Sale Date : 2005/10/28

Deed :

Sale Type : MARKET

Deed Date : 2005/10/28

Other Owner :

CPMS Address : 3001 SHERMAN AVE NW

Owner's Mailing 3001 SHERMAN AVE NW

Address : WASHINGTON, DC 2000

3001 SHERMAN
AV NW

2890 0035 GIRMA TEKLEAB

Address: 3001 SHERMAN AVE NW
 Zip Code: [Zip Lookup](#)
 SSL: 2890 0035
 Cluster: Cluster 2
 Ward: Ward 1
 ANC: ANC 1A
 SMD: SMD 1A10
 Census Tract: 003100
 Zone: *